



Polbathic, Kiln Lane
Farley Hill
Berkshire, RG7 1XE

OIEO £1,250,000 Freehold



A rarely available detached five bedroom family home set along a country lane in the sought after village of Farley Hill. This substantial property comprises a large entrance hall with storage and cloakroom, a 22ft x 14ft living room with feature fireplace and two bay windows, dining room, snug, conservatory, kitchen/breakfast room with a separate utility room and 24ft x 17ft games room with door out to the garden bar and snooker table. To the first floor are five double bedrooms and a family bathroom. The expansive master bedroom boasts an ensuite and a balcony overlooking the rear garden.

- Substantial family home
- Separate piece of Woodland totalling 0.8 acres
- Utility room
- Sought after location
- Balcony to the master bedroom
- Detached double garage

A formal paved terrace with retaining walls runs across the rear of the property leading down on to extensive well-maintained lawns with planted flower and mature shrub borders, timber garden shed and gated side access. In addition, there is a separate piece of woodland on the other side of the access lane which is unfenced. The whole grounds are circa 1.1 acres in total.

Farley Hill is an ever-popular village offering the perfect blend of rural life within a thriving local community. Ideally situated for commuters, with convenient access to Reading, Wokingham, Basingstoke and Camberley. There are main line stations available at Fleet, Wokingham and Reading with direct connections to Waterloo and Paddington respectively. Both the M4, A329(M) and M3 are easily accessible. The property is served by outstanding schooling, including St Neots Preparatory School, and the highly-regarded Bohunt school Wokingham in nearby Arborfield.

Council Tax Band: G
Local Authority: Wokingham Borough Council
Energy Performance Rating: D

Septic Tank: The vendor believes the septic tank complies with current building regulations although a survey will need to be carried out during the purchase process to confirm this to be correct. Cost of emptying TBC. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





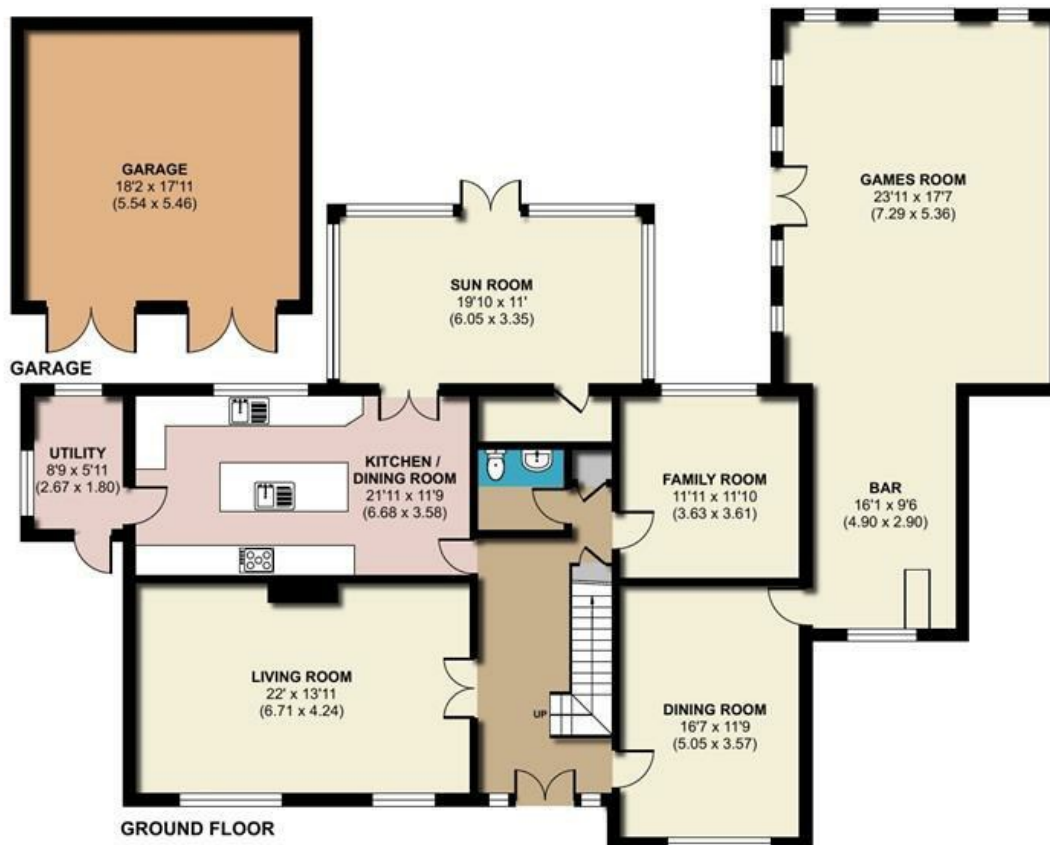
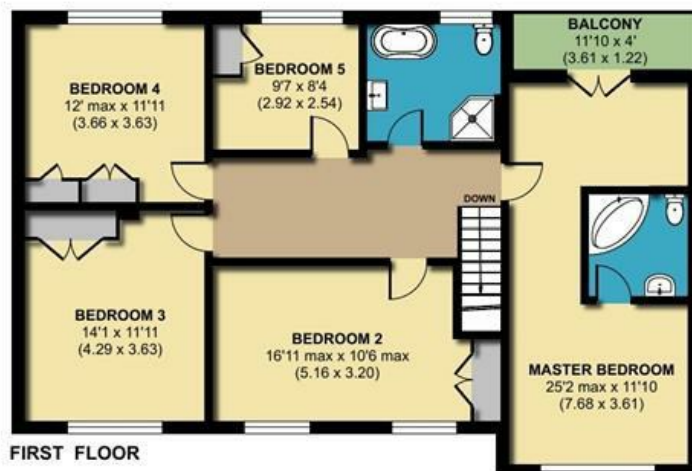
Kiln Lane, Farley Hill, Reading

Approximate Area = 3181 sq ft / 295.5 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 3505 sq ft / 325.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1230298

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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